

ORDINANCE NO. 016541

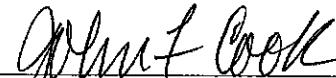
AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 294, VISTA DEL SOL UNIT SIXTY, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-4 (COMMERCIAL) TO A-O (APARTMENT/OFFICE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *A portion of Lot 1, Block 294, Vista Del Sol Unit Sixty, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **C-4 (Commercial)** to **A-O (Apartment/Office)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 11th day of January 2007.

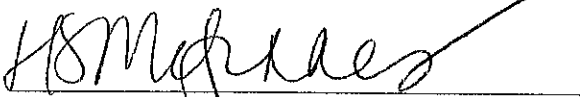
THE CITY OF EL PASO


John F. Cook
Mayor

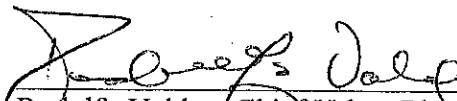
ATTEST:


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:


Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:


Rodolfo Valdez, Chief Urban Planner
Development Services Department

06 DEC 15 PM 2:38
CITY CLERK DEPT.

Doc#27159/Planning/Ord/Zon06-00136/HMCG

ORDINANCE NO. 016541

Zoning Case No: ZON06-00136

PROPERTY DESCRIPTION
403,900 Square Feet or 9.272 Acres

Being the description of a portion of Lot 1, Block 294, Vista Del Sol, Unit Sixty (volume 56, page 39, plat records), City of El Paso, El Paso county, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the city monument at the intersection of Adabel Drive (60 feet wide) and Miriam Drive (60 feet wide) and a city monument at the PI in said Miriam Drive bears, North 54°31'06" West (bearing base), 254.94 feet;

THENCE, along the centerline of said Miriam Drive, North 54°31'06" West, a distance of 65.00 feet;

THENCE, leaving said centerline, North 35°28'54" East, a distance of 30.00 feet to a set ½ inch rebar marked (Tx2027) in the North right-of-way line of said Miriam Drive and **POINT OF BEGINNING** for the herein described tract;

THENCE, along said right-of-way line the following three (3) courses:

North 54°31'06" West, a distance of 130.04 feet to a set ½ inch rebar marked (Tx2027) at the beginning of a curve to the right;

Along the arc of said curve (Delta Angle = 07°17'24", Radius = 911.89 feet, Chord = North 50°52'24" West, 115.95 feet) a distance of 116.02 feet to a set ½ inch rebar marked (Tx2027);

North 47°13'42" West, 4.68 feet to a set ½ inch rebar marked (Tx2027);

THENCE, leaving said right-of-way line, North 42°35'17" East, a distance of 201.11 feet to a set ½ inch rebar marked (Tx2027);

THENCE, North 47°14'37" West, a distance of 447.12 feet to set ½ inch rebar marked (Tx2027);

THENCE, North 14°46'00" East, a distance of 214.92 feet to a set ½ inch rebar marked (Tx2027);

THENCE, North 75°08'40" West, a distance of 196.00 feet to a set ½ inch rebar marked (Tx2027) in the East right-of-way line of Chito Samaniego Drive (60 feet wide);

THENCE, along said right-of-way line the following four (4) courses:

North 14°43'30" East, a distance of 53.78 feet to a set ½ inch rebar marked (Tx2027) at the beginning of a curve to the right and a found city monument in said Chito Samaniego Drive bears, N75°18'23" West, 30.00 feet;

Along the arc of said curve (Delta Angle = 48°52'32", Radius = 355.11 feet, Chord = North 39°09'46" East, 293.82 feet) a distance of 302.92 feet to a set ½ inch rebar marked (Tx2027);

North 63°36'01" East, a distance of 24.91 feet (25.00 feet call) to a set ½ inch rebar marked (Tx2027) at the beginning of a curve to the right;

Along the arc of said curve [Delta Angle = $89^{\circ}54'12''$ ($90^{\circ}00'00''$ call), Radius = 35.00 feet, Chord = South $71^{\circ}26'52''$ East, 49.46 feet (49.50 feet call)] a distance of 54.92 feet (54.98 feet call) to a set ½ inch rebar marked (Tx2027) in the South right-of-way line of Rojas Drive (90 feet wide and a city monument at the intersection of said Miriam Drive and Rojas Drive bears, North $08^{\circ}03'46''$ East, 79.33 feet;

THENCE, along said right-of-way line the following three (3) courses:

South $26^{\circ}29'46''$ East (South $26^{\circ}23'59''$ East call), a distance of 273.15 feet (273.93 feet call) to a set ½ inch rebar marked (Tx2027) to the beginning of a curve of the left;

Along the arc of said curve [Delta Angle = $28^{\circ}07'44''$ ($28^{\circ}07'07''$ call), Radius = 651.96 feet, Chord = South $40^{\circ}33'38''$ East, 316.87 feet (316.76 feet call)] a distance of 320.07 feet (319.96 feet call) to a set ½ inch rebar marked (Tx2027) and a found city monument in said Rojas Drive bears, North $35^{\circ}11'26''$ East, 45.00 feet and a found city monument at the intersection of said Rojas Drive and Andrienne Drive bears, South $77^{\circ}42'20''$ East, 114.71 feet;

South $54^{\circ}37'30''$ East (South $54^{\circ}31'06''$ East), a distance of 320.93 feet (320.67 feet call) to a set ½ inch rebar marked (Tx2027) in the West right-of-way line of said Adabel Drive at the beginning of a curve to the right and a found city monument at the intersection of said Rojas Drive and Adabel Drive bears, South $89^{\circ}32'48''$ East, a distance of 78.61 feet;

THENCE, along the West right-of-way line of said Adabel Drive the following three (3) courses:

Along the arc of said curve [Delta Angle = $90^{\circ}06'24''$ ($90^{\circ}00'00''$ call), Radius = 35.00 feet, Chord = South $09^{\circ}34'18''$ East, 49.54 feet (49.50 feet call)] a distance of 55.04 feet (54.98 feet call) to a set ½ inch rebar marked (Tx2027);

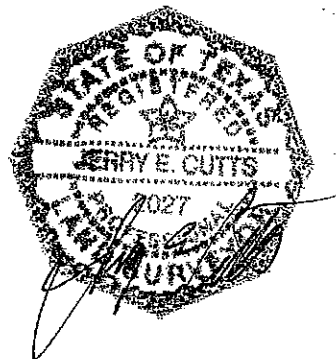
South $35^{\circ}28'54''$ West, a distance of 501.85 feet (500.01 feet call) to a set ½ inch rebar marked (Tx2027) at the beginning of a curve of the right;

Along the arc of said curve (Delta Angle = $90^{\circ}00'00''$, Radius = 35.00 feet, Chord = South $80^{\circ}28'54''$ West, 49.50 feet) a distance of 54.98 feet to the **POINT OF BEGINNING** and containing **403,900 square feet or 9.272 acres** of land.

This description was prepared from a survey made on the ground on July 17, 2006 with a plat of same date.

PREPARED BY:
Cutts land Surveying, Inc.
El Paso, Texas
July 17, 2006
Job No. 060706

Sheet 2 of 2



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RECEIVED

JAN 25 2007

**CITY OF EL PASO
DEVELOPMENT SERVICES
DEPARTMENT**